



Captivating elegance in this timeless masterpiece filled with a wealth of luxuries.

Infinitely comfortable home offering multiple entertainment areas, indoors and out!

Open concept 4480 sq. ft. home with heated 4 car garage.

Extensive use of rock landscaping walls, water features, and lighting creates a magical mood, LED lighting both interior and exterior.

Set privately on the 15th fairway.

Enjoy the relaxed lifestyle at Gallagher's Canyon and be a part of a world class Golf Community!

Proudly Presenting

4326 Gallaghers Fairway



Features at a Glance

Lot size: 0.23 acre, 116 ft. x 80 ft.

Age: Built in 2015

Finished Area: 4481 sq. ft.

Main: 2531 sq. ft.

Below Main: 1950 sq. ft.

Bedrooms: 3

Bathrooms: 4, 3 full and 1 two-piece bathrooms

Garage: Attached, heated 4 car garage

Exterior: Brick

Roof: Tile

Heating: Natural gas forced air

Cooling: Central Air

Fireplaces: 2 gas fireplaces

Water: Municipal

Sewer: Connected

Inclusions:

Jennair paneled dishwasher, refrigerator, built in oven, built in microwave, Miele built in cappuccino machine, Marvel wine fridge in the butler pantry Whirlpool washer/dryer

Baby grand player piano, valued at \$20,000.00, pool table, card table, custom golf cart, valued at \$13,000.00

6 TV's included, 5 Samsungs & 1 Sony

In Lower Level Recreation Room - Whirlpool dishwasher, Panasonic microwave, Marvel wine fridge, Whirlpool fridge

Room Sizes – Main Level

Den / Office: 11'2 x 13'4

Great Room: 13'4 x 28'6

Nook: 12'6 x 13'2

Kitchen: 15 x 16'2

Dining Room: 14'6 x 14'6

Pantry: 9 x 6'7

Bathroom:- 2-piece powder room

Laundry: 9'2 x 8'10

Master Bedroom: 13'3 x 16'4

Ensuite Bathroom: Full

Master sitting room: 9 x 12'9

Room Sizes – Lower Level

Family Room: 17'9 x 15'10

Wet Bar: 9 x 7'2

Wine Cellar: 14'5 x 8'6

Games Room: 12'8 x 13'2

Billards Room: 15 x 15

Bathroom: Full

Bedroom: 12 x 13'11

Bedroom: 12'9 x 13'6

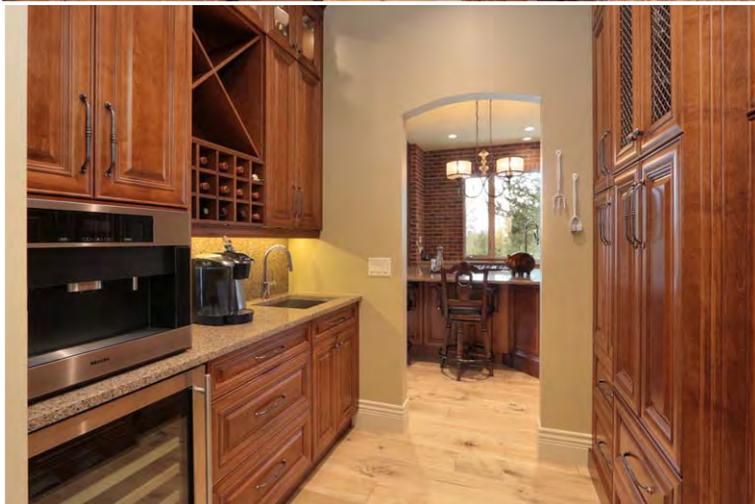
Ensuite Bathroom: Full

PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.





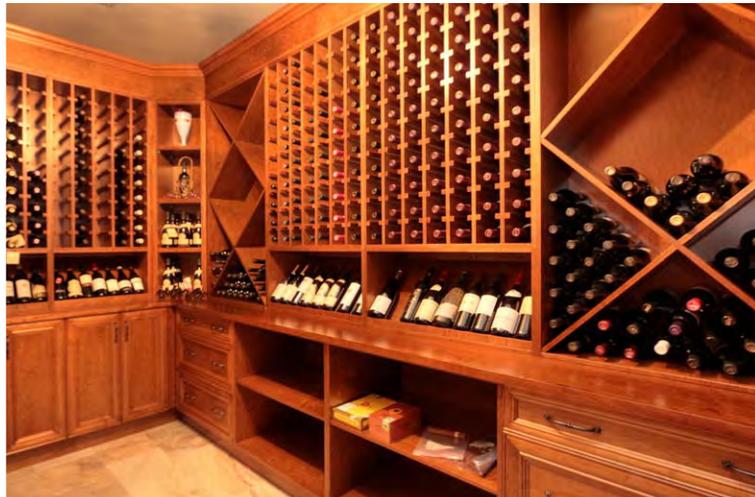


















Gallaghers Canyon Golf & Country Club

- Rated as one of the best in the country, Gallagher's Canyon Golf & Country Club is a spectacular par 72, 18-hole championship course full of challenging fairways, well-protected greens and awe-inspiring vistas plus a 9 hole executive course. Just minutes from downtown Kelowna and Lake Okanagan, the warm arid climate and brilliant sunny days common to this part of the province consistently serve up ideal conditions for exceptional golf.

The Village Of Gallagher's Canyon

- Designed with all the amenities for a active and modern lifestyle.
- Sited on a height of land to make the most of the panoramic views
- The Village Centre features an indoor salt water swimming pool with vaulted ceilings and expansive windows
- After your workout in the fully equipped fitness centre, you can soak in the swirlpool.
- Tennis courts
- Take up a challenge in the games room at darts or table tennis and show your skill at billiards
- Club rooms available for bridge and many of the other special interests that residents enjoy at Gallagher's Canyon.
- Craft rooms are provided for hobbies like woodworking, ceramics and pottery, stained glass, sewing, arts and more.
- The Village Centre is just the place to catch a quiet moment on the patio outside the pool or have neighbourly visit in the beautifully landscaped courtyard. It's just a stroll from home.

Gallagher's
Canyon
Golf & Country Club



Exceptional Features

- Luxurious home positioned to overlook the 15th fairway, Gallaghers Canyon Golf course
- 4480 sq. ft. home with 2531 sq. ft. on the main level and 1950 sq. ft. on the lower walk out level
- 3 bedroom plus a den/office with 3 full bathrooms and a powder room
- Impressive curb appeal with exterior totally finished in brick, concrete tile roof
- All lights are LED, both interior and exterior
- Rear yard is tiered with rock landscaping walls
- 4 bubbling rock water features and putting green in the back yard
- Tumbled flagstone path to the front entry of home plus path to the back yard
- Path in the rear yard meanders gently to the golf course
- Solid Mahogany wood interior doors
- All interior doors on a "ball bearing" system
- All tile floors are heated
- White Oak hardwood floors
- 4 car heated garage, epoxy floor, open shelving and cabinets
- The "toy garage" has ample room for his and her golf carts and a closet for storage of golf clubs, finishing details include baseboards and window mouldings
- Mudroom from garage, bead board, lockers
- All closets have built in organizers and shelving designed with an easy "click" mechanism for additions or adjustments
- 3 zone heating – main level zone, master bedroom, lower level – all can be controlled remotely from your iPhone
- 1 hot water tank, instant hot water circulating system, water softener, reverse osmosis water system
- 200 amp service
- Covered deck off main living area, frameless glass gives way to unobstructed views of the 15th fairway, tiled deck, built in sound, gas patio heater, custom stamped cement pillars
- Russell Sound system, can stream music from iPhone or listen to the radio from around the world

Entry/Foyer

- Solid wood front door
- Front entry closet with auto light
- Dramatic curved staircase to the lower level, custom railing with copper detail, step lighting
- Chandelier above staircase can be lowered for ease of cleaning

Den/Office

- Convenient location off the foyer on the street side with views of the forest

Great Room

- Gas fireplace, floor to ceiling brick surround
- Ceiling fan, crown mouldings

Dining Room

- Formal dining area
- Barrel ceiling with indirect mood lighting, plaster finish

Kitchen

- Stunning island kitchen, custom maple cabinets from Norelco, antiqued white stain finishing
- Brick accents frame the window set at counter level, double sink views to the fairway, lush and green
- Island with glass display units in the island, 3 person eating bar
- Quartz surface counter tops
- Recycling bins – 2 pull outs, wood lined soft close drawers
- 2 oversized pull out pantry units with stainless shelving
- Kick plate vacuum

Nook

- Sliding glass door to covered patio

Butler Pantry

- Functional working space
- Full wall of cabinets, upper units to the ceiling with spot display lighting, sink, quartz surface counters, under cabinet lighting
- Wine rack

Master Bedroom

- Double doors lead to the master suite with plaster finished dome ceiling
- Spacious room with reading area, stainless ceiling fan
- French door to the deck
- Walk in closet with built in organizers, shoe racks, drawers, "snap on" system allows additional organizing options
- Separate heating zone for the master bedroom

Luxurious 5 piece ensuite

- Heated tile floor with "woven" tile detail, separate toilet, double soaker tub, spacious walk in shower with rain and wand shower head, bench and light, 2 sinks, quartz surface counters, sconce lighting,
- Barn door adds interest

2-piece Bathroom - Quartz surface counter

Laundry Room

- Bright room with lots of cabinetry

Lower Level Walk Out Level

- 10 ft. ceilings in the lower level

Family Room

- Cozy room for entertaining family and friends
- Chipped travertine gas fireplace
- Sliding glass doors to covered patio, back yard and putting green

Recreation/Games Room with Wet Bar

- Spacious recreational space plus games area
- Room for a billiards table
- Crystal chandelier with wrought iron detail over the card table
- Wet bar with curved sitting area, custom maple cabinets, quartz surface counters
- Sliding glass doors to covered patio

Wine Cellar

- Temperature controlled wine room, tile floor, custom cabinets, wine racks for over 600 bottles of wine, 2 recycling bins, wrought iron light fixture
- Solid 2 inch thick wood door

Bedroom with ensuite bath

- Carpet, spacious walk in closet

3 piece ensuite

- Steam shower with oversized rain shower head, wand shower head, bench, quartz surface counter

Bedroom

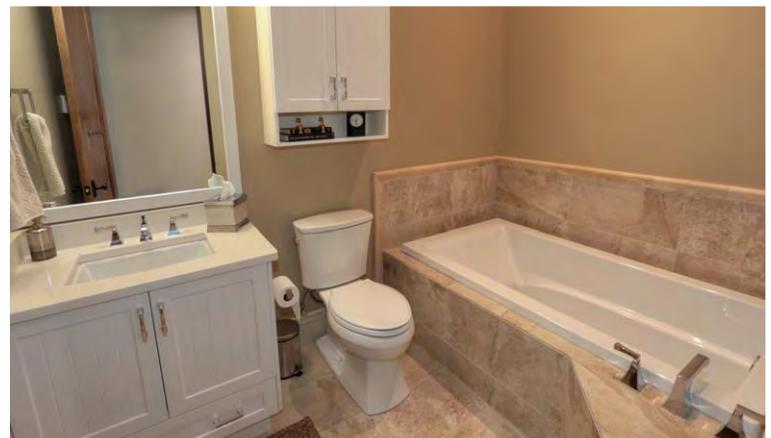
- Views the serenity of the back yard and water features
- Tray ceiling, carpet, closet

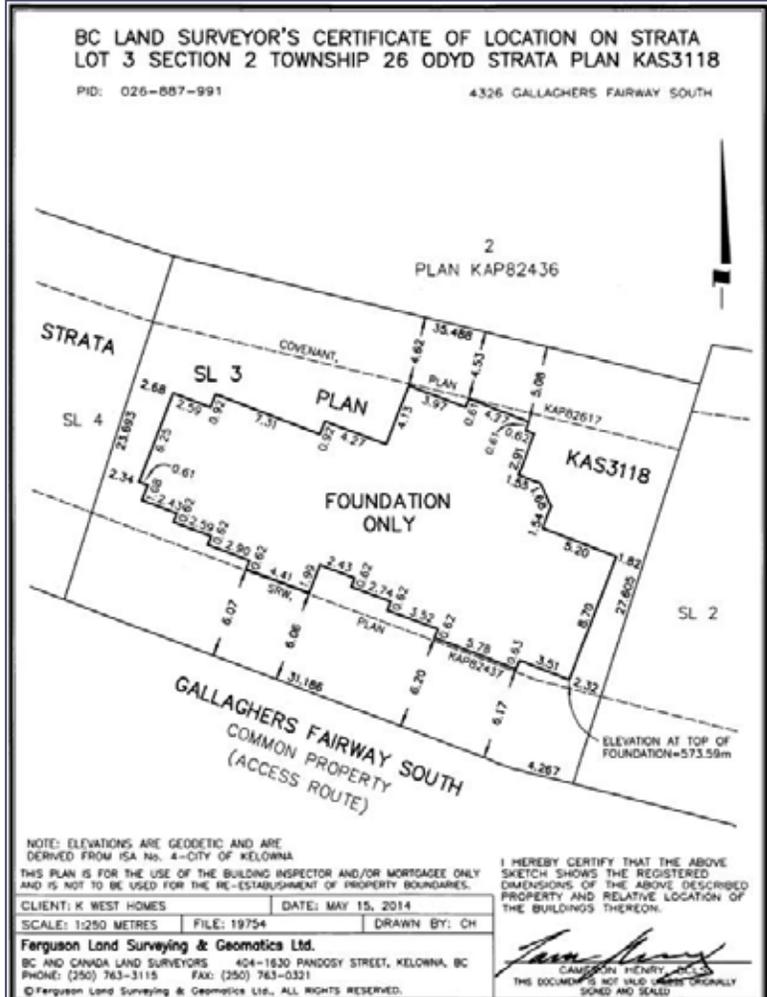
Main Bathroom Lower Level

- 3 piece bathroom, soaker tub, quartz surface counter, tile floor, tile tub surround and tiled half wall

Seasonal Closet

- Definitely a well thought out functional room
- Built in organizers with the “snap” on custom features





\$2,500,000

Please contact Kevin at 250-862-1964 for appointment to view property